

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
June 12, 2007**

7:00 p.m. Meeting called to order.

Attendance: Karl Haglund, Chair; Andrew McClurg; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff

Minutes of May 22 were approved.

Committee Updates

Belmont Center Planning Group - Mr. Baghdady noted that the committee was pleased that the Planning Board had prioritized Belmont Center. BCPG members felt that attending the next meeting of the Board would be beneficial. Mr. Haglund requested that staff invite BCPG members to attend the meeting on June 26.

Capital Projects Overview Committee - Mr. Rojas reported that the committee is beginning to understand what they can accomplish by October. Reports on the Police Station and Light Building were discussed as was the former incinerator site.

Transportation Advisory Committee - Mr. McClurg reported that the TAC held their final meeting prior to submission of the 25% design plans. Plans include removal of parking spaces on bridge in Waverley Square to allow left turn lane into car wash; make the median at the Alba Press site flush; and retain the parking at Brigham's which will result in changes to the curb and sidewalk.

7:30 p.m. PUBLIC HEARING: WAVERLEY WOODS, ZONE 6 McLEAN, RETAINING WALL

The Public Hearing on the design of the retaining wall along Trapelo Road was opened. Andy McClurg read the public notice.

Affirmative Investments first noted that the original wall had been redesigned to decrease the height. The wall along Trapelo would now range from approximately 5 feet to 11 feet in height. The redesign also calls for a double wall along some sections of its length with a planting strip incorporated between the walls. Diagrams of the proposed redesign were presented to the Board.

Judy Feins from the Belmont Housing Trust briefly reviewed the history of the parcel and the project.

Mr. Haglund raised concerns over the use of concrete for the retaining wall. He requested that the developer examine whether a stone faced wall is feasible. He was also concerned that a wall completely changed the existing landscaping along Trapelo Road.

Public Comments:

Kathy Vosghanian, 22 Walnut Street, spoke in favor of the wall and the development.

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Anne Verrilli of the Housing Authority spoke in favor of the redesign.

Holly Neuson (?), Louise Road also spoke in favor of the wall.

Gloria Leipzig, Housing Trust member, supported the redesign.

Jay requested that the developer clarify whether they had been in contact with the Town's Trapelo Road design traffic consultant and had located the proposed retaining wall taking into account the Town's possible 7 foot expansion of the street. Mr. Haglund was concerned that if not properly located, the tree plantings along the sidewalk might be lost as a result of the expansion. The developer thought that the expansion had been considered and would provide drawings that show the position of the wall and trees relative to any proposed expansion.

Mr. Haglund noted that the Board should provide the Board of Selectmen the courtesy of seeing the plans prior to making a formal decision on the wall. The Board could present the plans to the Selectmen at the Selectmen's meeting prior to Town Meeting.

The developer noted that they were under time constraints to begin the project and expend funds or lose a substantial portion of public funding.

Mr. Haglund asked for a specific timetable or deadline from the developer. He then asked whether a week continuance would affect the funding. The developer acknowledged that the week would make no difference.

The developer requested a straw vote from the Board on the design of the retaining wall and the preferred materials. The Board favored a stone veneer (Walden and Vancouver style).

Moved by Baghdady to continue hearing to 6:45 PM, June 18, 2007 @ the Belmont High School

Second by McClurg

Approved Unanimously

Following the public hearing, Tara Mizrahi of Affirmative Investments requested Board approval of a proposed conversion of one three bedroom unit to a four bedroom unit.

Moved by Fallon to approve all final plans as presented with the exception of the wall and the planting locations along the sidewalk.

Second by Rojas

Approved Unanimously

9:15 p.m. Discussion - McLean Performance Bond

Jay presented a performance bond from Northland Construction to secure completion of infrastructure improvements in Zone 2 of the McLean development. The final bond amount is \$903,000 and includes a 20% contingency and 7.5% inflation factor.

Moved by Fallon to sign Performance Bond

Second by Baghdady

Approved Unanimously